

APPENDIX A —ZONING

ARTICLE II. DEFINITIONS

Proposed / Modified Definitions

- (#) **Building Coverage:** *That portion of the lot that is or may be covered by buildings and accessory buildings. (Same as – Lot Building Coverage).*
- (#) **Lot Building Coverage:** *That portion of the lot that is or may be covered by buildings and accessory buildings. (Same as – Building Coverage).*
- (#) **Gross Floor Area:** *The total floor area of all floors of a building within the inside perimeter of the exterior walls exclusive of vent shafts and courts, without deductions for corridors, stairways, closets, the thickness of interior walls, columns or other similar features. (See also – Net Leasable Floor Area).*
- (#) **Net Leasable Floor Area:** *The total leasable floor area of all floors of a building within the inside perimeter of the exterior walls exclusive of the thickness of interior walls, vent shafts, courts, corridors, lobbys, common areas, stairways, elevators, mechanical rooms, closets, columns or other similar features. (See also – Gross Floor Area).*

Note: Definitions will require renumbering

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ARTICLE V. DISTRICT DIMENSIONAL REGULATIONS

Section 1. Dimension regulations table.

The following table contains minimum lot areas, lot widths and front, rear and side yards, maximum lot coverage and height of structures for each zoning district.

	<i>Minimum Lot Dimensions and Building Setbacks</i>					<i>Maximum Building Coverage and Height</i>		
	Lot Area	Lot Width	Front Yard	Rear Yard	Side Yard, each side	Bldg. Coverage	Height, main bldg.	Height, acces. bldg.
Uses in GC Commercial District								
Any permitted or special use (see Note 1 regarding residential uses)	12,000 SF	100 ft	50 ft <i>0 ft</i>	20 ft	20 ft <i>0 - 20 ft *</i>	25% <i>50%</i>	40 ft <i>50 ft</i>	25 ft
Commercial raising of animals or fowl	100,000 SF	200 ft	40 ft	60 ft	50 ft	10%	35 ft	40 ft
Public, semi-public and recreation uses	12,000 SF	100 ft	50 ft	20 ft	20 ft	25%	40 ft	25 ft

* *Minimum set back along side street is 0 feet; minimum setback where side yard abuts a residential zone is 20 feet; minimum setback between commercial lots must meet all applicable building codes as well as the Uniform Fire Code of RI.*

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ARTICLE V. DISTRICT DIMENSIONAL REGULATIONS

Section 2. General requirements.

- a. The requirements and regulations in section 1 of this article are presented only as minimum standards for the protection of the public health, safety and welfare. The owner of any tract or parcel of land may exceed the minimum requirements if he or she so desires. ***However, in the General Commercial zone, a recommended “build-to” line will be established through Development Plan Review based on context and/or future plans for the area.***
- d. Lot frontage shall not be less than 120 feet, ***except in General Commercial where it shall be no less than 100 feet.*** Where a lot fronts on a cul-de-sac, with no defeasible easement for future street extension, the frontage shall not be less than 75 feet, provided however that the lot width at the front yard depth be a minimum of 120 feet. The cul-de-sac shall conform to the standards in the Tiverton land development and subdivision regulations.
- e. The front lot line on lots fronting on more than one street, such as through lots and corner lots, shall be that along the street line which is the greater of the two, and shall conform with the front yard requirements as provided in section 1. ***In the General Commercial Zone, the front yard will be considered to be that of the primary street (that street of higher traffic volume or intensity of classification).***

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ARTICLE VI. OTHER DISTRICT REGULATIONS

Section 1. Yard regulations.

The front and side yard setbacks as required in article V shall be unoccupied and unobstructed by buildings or structures, except fences as permitted in this ordinance, and shall not be ~~used to fulfill the off-street parking, loading or unloading requirements of this ordinance,~~ or used for outdoor storage. Driveways and walkways may be located within any required front or side yard. ***In the General Commercial zone, parking will be prohibited forward of the primary commercial building or between the side of a building and side street where it is on a corner lot.***

Section 2. Departure from yard requirements.

Yards required in article V, and the space above them, shall be open and unobstructed except as provided below:

Ordinary projections of windowsills, cornices and other structural features may extend up to ~~42~~ **36** inches into the space above a required yard. ***In the General Commercial Zone, awnings or balconies may extend up to 8 feet into the required front yard (or side yard where it fronts on a street).***

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ARTICLE X. SPECIAL PROVISIONS

Section 1. ~~Off-street~~ Parking regulations.

Any structure or use, erected or developed after the effective date of this ordinance, must provide *for* ~~off-street~~ parking facilities in accordance with the minimum requirements of this section.

a. ~~Off-street~~ Parking requirements for specific uses shall be provided as follows:

	<i>Uses</i>	<i>Required Off-Street Parking</i>
(1)	Dwelling use	1 ½ car spaces for each dwelling unit. (In residential zones, parking must be met with off-street parking).
(2)	Hotel or Motel	5 car spaces, plus 1 space for each unit, room or suite.
(3)	Office use	3 car spaces, plus 1 space for every 250 300 square feet of gross <i>net leasable</i> floor area.
(4)	Retail and service business	1 car space for every 200 300 square feet of gross <i>net leasable</i> floor area.
(5)	Restaurants, theaters, churches and other places of public assembly	1 car space for every 4 seats, or for every 4 persons of occupancy.
(6)	Manufacturing and wholesale use	1 car space for every 2 employees based on the largest shift.
(7)	All other uses	1 car space for every 250 300 square feet of gross <i>net leasable</i> floor area.
(8)	Retirement residence / assisted living facility / and continuing care	1 car space for every 2 retirement units.
b.	Plans and specifications for the required parking facility shall be submitted at the time of the application for a building permit for the principal use. The gross area per car space shall be no less than 200-square-feet , 162 square feet (9 x 18) and shall have adequate means of ingress and egress.	
c.	All off-street parking facilities <i>areas</i> required under this section must be constructed <i>provided for</i> on or adjacent to the site of the principal use.	

- d. *In the General Commercial Zone, on-street parking may be utilized to fulfill the parking requirements. The following conditions will apply:*
- (1) *The required dimension for on-street parking space (parallel to the curb) shall be 8 feet X 20 feet*
 - (2) *Where parking is available on both sides of the street, the parking along the frontage of a parcel (actual legal parking spaces) may be counted towards the requirement. On corner lots, the parking along both streets may be counted.*
 - (3) *Where parking is available on only one side of the street, 50% of frontage parking (based on a 20 foot length/space) may be counted towards the requirement regardless of the side of the street that parking is permitted. However, if parking is available on the opposite side of the street only, along a non-commercial lot, 100% of the frontage of the commercial lot shall be counted. A standard 20 foot setback from the intersections will be deducted from the total. (Parking is prohibited within 20 feet of an intersection crosswalk as per 78 § 66(6) of the Town Code.*
 - (4) *Where a mixed-use building includes residential use(s), sufficient off-street parking facilities shall be provided and available to residents during the hours of 2 AM to 6 AM in order to comply with § 78-67 of the Town Code.*

e. *In the General Commercial Zone, the following uses may utilize shared parking:*

- (1) *Dwelling use*
- (2) *Hotel or motel*
- (3) *Office Use*
- (4) *Retail and services business*
- (5) *Restaurant, theaters, churches and other places of public assembly.*

SHARED PARKING MATRIX	Dwell ing Use	Hotel or Motel	Office use	Retail and servic e busine ss	Resta urant, theate rs, churc hes and other places of public assem bly
Dwelling Use	1.0	1.1	1.4	1.2	1.1
Hotel or Motel	1.1	1.0	1.7	1.3	1.1
Office use	1.4	1.7	1.0	1.2	1.2
Retail and service business	1.2	1.3	1.2	1.0	1.1
Restaurant, theaters, churches and other places of public assembly	1.1	1.1	1.2	1.1.	1.0

Note 1: *To use table, add the total parking spaces required for each use (in a mixed-use development) and divide by the factor shown. (Round up for values of (.5) or greater, round down for values less than (.5)).*

Example: *On a project involving office space and residential dwelling units, if the total required parking is 24 spaces, the following formula applies:*

Formula: *24 spaces ÷ 1.4 (factor) = 17 spaces required*

Note 2: *If there are more than two uses within a development, use the average factor.*

Example: *On a mixed-use project involving office space, residential dwelling units, and retail, if the total required parking is 30 spaces, the average factor should be divided by 3. [Average factor (1.4 + 1.2 + 1.2) / 3 = 1.2]*

Formula: *30 spaces ÷ 1.2 (factor) = 25 spaces required*

- d. f. Off-street parking ~~facilities~~ areas shall conform to the following site, **lighting**, screening and landscape requirements:

Site Requirements

- (1) The parking area shall be ~~permanently~~ ***adequately*** surfaced and maintained, and shall have adequate ***provisions for*** safe ingress and egress. Parking spaces required in connection with the dwelling uses need not be permanently surfaced.

Lighting Requirements

- (2) Lighting fixtures used to illuminate the parking area shall ~~reflect the light downward and away from adjoining property, and away from adjacent streets~~ ***be of the proper type to minimize light spill and placed so as to prevent unwanted light trespass onto adjoining properties.***

Requirements (General Commercial Only)

All parking areas shall be reviewed through Development Plan Review (Article XX)) for ingress, egress, vehicle and pedestrian circulation, public safety, landscaping, screening, curb cuts, lighting, drainage, pavement and access between adjacent uses.

Landscape Requirements (All other zones)

- (3) (1) Any parking area which adjoins or lies within a residential district and is not use in connection with dwelling uses shall be , as a minimum, screened from neighboring residential properties by either an opaque fence or double row of compact evergreens not less than five fee in height, or a 25-foot-wide vegetative buffer, Additional screening and landscaping as determined by the building official with the concurrence of the planning board, may be required.
- (4) (2) Where a parking area fronts on a public street, it shall be, as a minimum, screened from the street by either a wall or fence not less than three feet in height, or a ten-foot wide landscape strip planted with shade trees, with a minimum of one tree for every 30 feet of frontage. Additional screening and landscaping, as determined by the building official with the concurrence of the planning board may be required.
- (5) (3) Any parking area used for other than residential purposes shall be, as a minimum, provided with interior landscaping of an area not less than five percent of the total parking area, including at all aisle ends and corner areas, and shall be, as a minimum, planted with five-foot wide buffer around the perimeter, with a minimum of one tree for every 30 feet. For uses areas, provisions shall be made for access between commercial uses. Additional screening and landscaping, as determined by the building official with the concurrence of the planning board, may be required.
- (6) (4) Selected plant ***and tree*** species used to meet the above landscaping requirements shall be diverse in height, form and color, and shall be disease resistant and suitable for the areas in which they are to be planted.

Section 2. Off-street loading requirements.

- c. Each nonresidential use or structure over 5,000 square feet in which services or commodities are used, sold, displayed, serviced, repaired, altered or fabricated as the principal use of the parcel or lots shall *may be required to provide loading zone space as recommended through Development Plan Review the Design Review Process (Article XX)*.
- (1) ~~Each use or structure of under 1,000 square feet of gross area, or used ground area, shall provide for one off-street loading space of at least 450 square feet in area.~~
- (2) ~~Each use of structure of over 1,000 square feet of gross floor area, or used ground area shall provide one off-street loading space, plus one additional loading space for each 20,000 square feet of area. Each loading space shall have a minimum area of 450 square feet, with a minimum vertical clearance of 14 feet, and shall include sufficient space for standing, loading and unloading of commercial vehicles.~~
- d. ~~All loading spaces shall be permanently surfaced and shall be lighted and screened in accordance with the regulations governing required off-street parking spaces.~~

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ARTICLE XX. DEVELOPMENT PLAN REVIEW

Section 1. Statutory authority and purpose.

Development plan review, a process by which the town planning board and its *Technical Review Committee* reviews the *development, site and architectural plans* of certain industrial, commercial or multi-unit residential projects is enacted pursuant to the provision of RIGL 45-24-49. It is designed to achieve the purposes set forth in article I, section 2, *provide for a cooperative and collaborative design process between the developer/applicant and the town*, and to ensure the following:

- a. New industrial, commercial and major residential development, as defined in section 3 herein, having a high quality site design, safe and convenient *pedestrian and vehicular* traffic circulation, and appropriate signage, landscaping and lighting;
- b. Mitigation of potential development impacts of new industrial commercial and major residential development, specifically related to stormwater runoff and soil erosion and sedimentation;
- c. New commercial and industrial development having architectural design and building location that is aesthetically pleasing, *promotes walkability, enhances the public realm*, is compatible with the character of adjacent areas and complements the town landscape; and
- d. Protection of the historic character of Tiverton Four Corners *and other areas of Town where appropriate*.

Section 2. General provisions.

Development plan review projects shall be subject to review by the Tiverton Planning Board *and/or the Technical Review Committee* under the guidelines described in this article *where they meet the applicability as described in Section 3*.

- a. *Special Use Permit, Variance, Zoning Amendment or Map Change:* Where the project involves an application for a special use permit, a variance, a zoning ordinance amendment and/or a zoning map change, the *Technical Review Committee shall be advisory to the Planning Board*. The Planning Board review shall, *in turn* be advisory to the permitting authority, i.e. the Zoning Board of Review or the Town Council, as appropriate.
- b. *Use Permitted by Right (Upper Threshold):* Where the project involves an application for a use permitted by right as provided in Article IV of this ordinance *and exceeds the threshold as described under Section 3(a)(2) & Section 3(b)(2, 3 & 4) the Technical Review Committee shall be advisory to the Planning Board*. The Planning Board review shall, *in turn*, be advisory to the permitting authority, i.e. the Building Official / Zoning Officer. A rejection of the application by the permitting authority shall be considered an appealable decision pursuant to Article XV of this ordinance.
- c. *Use Permitted by Right (Lower Threshold):* *Where the project involves an application for a use permitted by right as provided in Article IV of this ordinance and falls within the lower threshold range as described in Section 3(a)(1) & 3(b)(1), the Technical Review Committee shall be advisory to the to the permitting authority, i.e. the Building Official / Zoning Officer. However, a recommendation for denial*

by the Technical Review Committee must go before the Planning Board prior to being sent the permitting authority. A rejection of the application by the permitting authority shall be considered an appealable decision pursuant to Article XV of this ordinance.

- d. Nothing in this article shall be construed to permit waivers of any ordinances or regulations unless approved by the appropriate permitting authority.
- e. For purposes of this article, two review processes are established *and are described below as (1) & (2). All projects shall begin with a Pre-application / Informal Concept Review before proceeding to Site Plan and/or Design Review. The preliminary Concept Review is described as follows:*

***Pre-application / Informal Concept Review:** A review of a proposed project by the Design Review Subcommittee intended to determine the extent of the study area (for context of either Site Plan or Design Review, as provided below), provide suggestions for site and design improvements, and provide information on the comprehensive plan and community goals — prior to the application for building permits, land development or subdivisions applications. This review is intended to begin a collaborative approach between the developer/applicant and the town before a substantial investment in engineering, architectural or other fees is incurred.*

- (1) ***Site Plan Review:** A review of project site plans that **have an impact on the public realm and** affect public safety, health and welfare, e.g. storm water drainage, soil erosion and sediment control, parking, traffic circulation **and pedestrian convenience and safety.***
 - (2) ***Design Review** - a review of the design elements of a project, e.g. architecture, signage, landscaping **and lighting** for **appropriate scale and** aesthetic suitability.*
- f. An applicant shall be responsible for all costs incurred by the town for site plan and design review required under the provisions of this article. ***There are no application fees associated with the Pre-application / Informal Concept Review.***

Section 3. Applicability.

The provisions of this article shall apply to the following activities:

- a. ***Site Plan Review. Projects, as described in the categories below:***
 - (1) ***Lower Threshold Range:** Industrial or commercial development consisting of buildings between 2,000 and 5,000 square feet of gross floor area, and/or site alterations between 4,000 and 10,000 square feet of land area, within the Industrial, Waterfront, General Commercial or Highway Commercial Districts.*
 - (2) ***Upper Threshold:** Industrial or commercial development consisting of buildings of 5,000 square feet or greater of **gross** floor area, and/or site alterations of 10,000 square feet or greater of land area, within the Industrial, Waterfront, General Commercial or Highway Commercial Districts, or involving any expansion or construction of a nonconforming use in a Residential District.*

- b. *Design Review.* Projects, **as described** in the categories below which are determined to have a significant visual impact. If there is not a visual impact significant to require design review, a waiver may be granted with the concurrence of the Building Official, **Town Planner** and the Administrative Officer and a written report made to the Planning Board. **Projects granted such waivers will be referred to the Technical Review Committee for design or other assistance through an informal review. Projects that do not meet any of the thresholds outlined below may elect to meet with the Design Review Subcommittee and take advantage of design or other assistance through an informal review.**
- (1) **Lower Threshold Range:** Expansions involving between 25 and 50 percent of the footprint to an existing commercial or mixed-use building within the Industrial, Waterfront, General Commercial or Highway Commercial Districts or significant exterior physical alterations to a multi-family structure of four units or more.
- (2) **Upper Threshold:** New construction, ~~or the~~ expansions involving **50 percent or more of the footprint**, or significant physical exterior alteration ~~of 50 percent or more of the footprint of~~ to an existing commercial or mixed-use building within the Industrial, Waterfront, General Commercial or Highway Commercial Districts **or any expansion of a nonconforming commercial or industrial use.**
- (3) **Upper Threshold:** New construction, expansion or exterior physical alteration of a commercial or mixed-use building, or any site alteration, within the Village Commercial (Tiverton Four Corners area).
- (4) **Upper Threshold:** New construction of a multi-family structure or structures including an elderly housing facility, a manufactured home elderly community (see Article IV Section 16) or an age restricted mixed use community development (see Article IV Section 17).
- c. *Land Development Projects.* Pursuant to RIGL Section 45-24-47, an application to the Planning Board for a major land development project shall undergo review in accordance with the Tiverton Land Development and Subdivision Regulations. New construction or redevelopment of an elderly housing facility, such as a nursing home, retirement residence or assisted living facility, a manufactured home elderly community (see Article IV Section 16), an age restricted mixed use community development (see Article IV Section 17), or a multi-family structure or structures shall be considered to be a land development project, and shall be reviewed concurrently under both the subdivision regulations and this article.

Section 4. Application and review procedure.

- a. Review and approval of proposed developments under the provisions of this article shall be initiated by an application filed with the Building Official (**other than Pre-application / Informal Concept Review**) which meets any of the above descriptions of activities subject to development plan review. These applications shall be forwarded to the Planning Board.
- b. Applications submitted under this article shall be certified complete or incomplete by the Administrative Officer within 25 days from the date of submission. The Planning Board shall approve, approve with conditions or deny the plans submitted within 65 days of the certification of completeness.
- (1) **Site Plan Review.** Review of site plan review applications and land development projects shall be done by the Planning Board **and its Technical Review Committee**. If deemed necessary by the Planning Board, the review shall be done in the format of a public hearing, in accordance with Section 23-14 of the Tiverton Land Development and Subdivision Regulations. (Approved by TC 7-28-03).

- (2) **Design Review.** Review of design review applications shall be done by the Planning Board *and its Technical Review Committee*. If deemed necessary by the Planning Board, the review shall be done in the form of a public hearing, with all owners of property within 200 feet of the perimeter of the subject property notified by regular mail. (Approved by TC 7-28-03).
- c. Approval by the Planning Board of a development plan review application in cases where the Board decision is advisory (e.g. special use permit) shall be conditioned upon any approvals required from the permitting authority (e.g. Zoning Board of Review). For developments which require a special use permit, the Planning Board may, at the request of the applicant, refer the application to the Zoning Board prior to conducting the development plan review. In such cases, review by the Zoning Board shall be limited to the use in question until such time as development plan review is completed by the Planning Board.
 - d. No building permit shall be issued by the Building Official for an activity for which development plan review is required until approval is received from the Planning Board. The approved plans and other documents shall become part of the building permit application, and shall be binding on any permit issued.
 - e. Approval of a development under the provisions of this article shall be effective for one year. The Planning Board may grant an extension for good cause shown. The issuance of a building permit or commencement of the use of the site will constitute adequate efforts to develop in accordance with the approved plan.
 - f. Modifications or revisions to final plans and documents shall be approved in accordance with the review procedures herein. Minor changes may be approved by the Administrative Officer, with the concurrence of the Building Official.

Section 5. Contents of applications.

The specific application requirements for the activities subject to the provisions of this article are described below. The Planning Board may waive any of these application requirements which are considered to be not applicable to the project.

- a. Applications submitted for site plan review shall include the following:
 - (1) A site plan which indicates the location and dimensions of all buildings and other structures such as walls and fences; all means of ingress and egress; circulation patterns and traffic control; and the locations and dimensions of all parking and loading areas.
 - (2) A drainage and site utilities plan which details existing and proposed site drainage systems and identifies proposed changes in topography.
 - (3) A soil erosion and sediment control plan, if applicable.
 - (4) A landscape plan which designates the final grade of the site, the locations of all trees with a diameter of 6 inches or greater (measured at a height of five feet); the type, size, number and spacing of proposed plantings; and locations and details of landscape features such as walls, fences, walkways, lighting, and site amenities.
 - (5) *Other context maps, photographs and information determined through Pre-application / Informal Concept Review.*

b. Applications for design review shall include the following:

- (1) Scale elevations of the building(s), as appropriate, showing dimensions of all building elements including height, length, roof pitch, door and window openings, steps, railings and ramps; and details of surface materials, doors and windows, railings, lighting fixtures, architectural details and other exterior features including colors.
- (2) A site plan which indicates the location and dimensions of all buildings and other structures such as walls and fences; all means of ingress and egress; circulation patterns and traffic control; and the locations and dimensions of all parking and loading areas.
- (3) A landscape plan which designates locations of all trees with a diameter of six inches or greater (measured at a height of five feet); the type, size, number and spacing of proposed plantings; and locations and details of landscape features such as walls, fences, walkways, lighting, and site amenities.
- (4) Sign details including the size, materials, colors, type of mounting and/or building placement and type of illumination.
- (5) ***Other context maps, photographs and information determined through Pre-application / Informal Concept Review.***

Section 6. Review guidelines.

- a. For site plan review done under the provisions of this article, the Planning Board shall apply the improvement standards contained in Article X of the Land Development and Subdivision Regulations, and specifically those contained in Section 23-61, Control of stormwater runoff, and Section 23-66, Soil erosion and sediment control, where applicable.

In addition, the Board shall apply the following standards:

General site standards:

- (1) Buildings and site improvements should be done so as to minimize changes to existing topography and the loss of existing mature vegetation.
- (2) Wetlands and significant natural features should be maintained in an undisturbed form, the potential for flooding shall not be increased, and stormwater entry and discharge points should be designed so as to minimize erosion.

Circulation, parking and traffic control standards:

- (1) The layout and design of all means of vehicular and pedestrian circulation, including interior drives, parking areas and walkways, shall provide for safe interior circulation and separation of pedestrian, vehicular and service traffic.

- (2) The number of site entrances should be the minimum necessary for effective traffic control, and sharing of access driveways and parking areas by adjoining properties should be considered where possible.
- (3) Provisions for pedestrian movement, in the form of sidewalks or walkways, shall allow for safe access between parking areas and retail establishments.

Landscaping standards:

- (1) Buffering in the form of ~~year-round evergreen screen~~ **walls, fencing, shrubs, trees or other appropriate screening techniques may be required to** shield neighboring properties, particularly residential areas, from adverse effects.
 - (2) Parking lots shall conform to all applicable site and landscaping requirements contained in paragraph (d) of Article X. Special Provisions Section 1, ~~Off-street parking~~ **Parking** regulations.
 - (3) Visual screening of refuse areas, service and storage yards and exterior work areas shall be accomplished by use of walls, appropriate fencing, plantings, **visually compatible outbuildings** or a combination of these.
 - (4) Mechanical equipment and utility hardware on the roof or ground adjacent to the building, shall be screened from public view with materials harmonious to the building, or with landscaping.
 - (5) The design and size of exterior lighting, when used, should be compatible **and enhance** ~~with~~ the building, **landscaping** and the adjacent areas, and shall not adversely affect neighboring residential properties.
- b. For design review submitted under the provisions of this article and occurring within the Industrial, Waterfront, General Commercial or Highway Commercial Districts, the Planning Board shall apply the following building design guidelines:
- (1) A new building in a currently built environment should be placed as close as feasible to the street on which it fronts, with the amount of parking between the building and street minimized. Building placement shall be planned so that a consistent setback is achieved notwithstanding pre-existing setbacks.
 - (2) Large scale developments should take the form of village-like groupings of small-scale buildings rather than large individual or box-like structures associated with chain retail stores or food establishments.
 - (3) Traditional roof forms such as gable, hipped ~~or gambrel~~ **or others with a strong cornice line**, as opposed to mansard style **flat roof with no cornice** are preferred.
 - (4) Façades should ~~blend with~~ **compliment** other buildings in the surrounding area with compatible façade proportions, fenestration and general architectural style, or otherwise be compatible with the historic character of the Town of Tiverton. Building sides without windows are discouraged and if done, corrected with architectural details.
 - (5) Architectural elements which create variety, interest and texture are encouraged. Elements which are out of proportion to the overall building, such as exaggerated dormers, should be avoided.

- (6) Buildings should have the same materials, or those that are architecturally harmonious, used for all walls and other exterior building components. Traditional building materials such as shingles, clapboard, brick and stone should be used.
 - (7) Additions or alterations to existing buildings should be complementary in scale to the original structure, and architectural details, including materials, colors and textures shall be treated so as to be compatible with the original architectural style of the building, provided that such details preserve and enhance the character of the surrounding area.
- c. For design review submitted under the provisions of this article and occurring within the Village Commercial District, the Planning Board shall apply the following building design guidelines:
- (1) The original characteristics and materials of an historic building should be retained.
 - (2) Facade proportions, including window and door placement, and the original roof shape, pitch and detail, should be maintained.
 - (3) Exterior details such as siding, corner boards, cornice, brackets, lintels and window and door styles should be retained, repaired or replaced in kind.
 - (4) Additions or alterations to existing buildings should be complementary in scale to the original structure, and architectural details including materials, colors and textures shall be treated so as to be compatible with the original architectural style of the building.
 - (5) The style, scale, height, facade and materials of new buildings should be compatible with those of the existing buildings within the Tiverton Four Corners area.
 - (6) The setback pattern, building orientation and spacing patterns of new buildings should match those of the existing buildings within the Tiverton Four Corners area.
 - (7) Any business sign should be limited to twenty-five (25) square feet in area, and a freestanding sign of any type shall be limited to five (5) feet in height. There shall be no internally illuminated signs.

Section 7. Fees.

Application fees for development plan review under this article shall be set by the Town Council, with a recommendation from the Planning Board. ***There are no application fees associated with the Pre-application / Informal Concept Review.***

Section 8. Enforcement.

The provisions of this article shall be enforced by the zoning officer.